

VALLEY VISTA OWNERS ASSOCIATION

7/1/95

RICHARD & SANDY ELBRACHT
60 FRANKLIN AVENUE
PONTE VEDRA, FL 32082

Dear RICHARD & SANDY,

Minutes for the July 1, 1995 Valley Vista Owners Association

President David Phillips opened the meeting at 1:45 pm July 1, 1995.

David then;

- thanked the Merricks for hosting the meeting.
- welcomed the new members present & absent.
- had every one present introduce them selves.
- had the treasure report read, discussed & approved.
- said the roads were in good shape and asked every one to drive correctly on the roads
- the roads by the Youngs would be worked on
- discussed the water system overall and said it was in good shape, except for some areas with low pressure.

Discussion was then held about detached garages. It was agreed that Don Cropps new garage would be grand fathered in. The following guidelines were voted on and approved for new construction of unattached garages:

GUIDELINES FOR UNATTACHED GARAGES

Owner must make plans (drawings)

Submit plans to President and Vice President

President may require plans to be submitted to all board members by owner.

Unattached garage may not be larger than a two car garage (24'x 24'max. size)

Unattached garage may not contain kitchen or restroom facilities

Unattached garage must match existing home in appearance

Unattached garage must be permitted by county

Unattached garage must meet all building codes

Construction fee of \$100 shall be paid before construction may begin

Owner must receive written approval from the President of Valley Vista Owners association before starting construction.

The property owned by Carl Kunze out side of the association was then discussed, what the lawyers opinion was, discussed, and that we would wait for new development before making taking any action.

Discussion was then held about requesting Headman parking his equipment in not so obvious a place. This is to be discussed with him.

Discussion was then held on assessing all lots in the association, and a motion was passed to bill all lots whether the owner considered them build able or non build able, starting this year.

A Discussion about getting a P.O. Box for all correspondence for the association was agreed on by all present.. We will work on it this year

Next year's meeting will be at Rick & Sandy Elbracht's cabin, on July 6, '96 at 1PM

New officer were elected: President Rick Elbracht, V.P. Leo Miller, Sec/Tres. Pete Leclaire

David Phillips was elected to replace Lisa McRoberts who wish to be removed from The Board of Directors

Rick & Sandy Elbracht is phone # is wrong in the directory. The correct # is 904-285-8113

Pete & Suzy Leclaire's zip code has changed to 32736

Please let me know if your address, phone or name changes (ck for correctness).

Submitted by Peter M. Leclaire - Sec./Tres.

If you would like a copy of the annual report and directory, please send a self address envelope, large enough for a 10 page document and enough postage to:

Peter M Leclaire
21821 Lake Seneca Road
Eustis, FL 32736